



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 15.2 acres bound by the east side of Old Statesville Road, the south side of Eastfield Road, and north of Interstate 485.
(Council District 2 - Graham)

PETITIONER

Hendrick Automotive Group

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Northlake Area Plan* (2008) recommendation of office use. based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office uses.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This petition proposes an expansion of the existing car dealership located on the other side of Old Statesville Road.
- While inconsistent with the area plan's recommendation for office use, the proposed development would be consistent with the land uses surrounding the site.
- The petition commits to increasing pedestrian access and mobility into and around the site by proposing a 12-foot shared-use path and an 8-foot planting strip along Statesville road, and a 6-foot sidewalk and an 8-foot planting strip along Eastfield Drive.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan* (2008), from Office to Light Industrial for the site.

Motion/Second: Welton / Kelly
Yeas: Barbee, Blumenthal, Kelly, McMillan, Samuel, and Welton
Nays: None

Absent: Nwasike
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225